

**Town of Freedom  
Selectmen's Meeting  
Monday, June 28, 2021**

Present were Selectmen Leslie Babb, Ernest Day Jr., Melissa Florio, and Stacy Bolduc, Administrative Assistant, who recorded the minutes. Town Administrator Ellen White was absent. This meeting was held at the Town Office.

Also, present were Road Agent Scott Brooks, Justin Brooks, Chief Mullen, Anne Cunningham, Carol McIntire, Bill Elliott.

Chairman Babb called the meeting to order at 6:30 P.M.

**Review of Mail, Sign Manifests, Approval of Minutes**

The accounts payable and payroll manifests were reviewed as well as the red folder containing correspondence.

**Babb made a motion to request funds from the Governor's office emergency relief and recovery funds, motion seconded by Day; Motion passed unanimously.**

Florio reported that she checked the website and it looks like about \$110,000 has been allocated to Freedom. To be used towards infrastructure and disbursed over two years.

**Day made a motion to accept the minutes both public and non-public for June 14, 2021, motion seconded by Babb; Motion passed unanimously.**

Mullane abatement was tabled until Ellen is back.

**Department Head Updates:**

Transfer Station- Justin reported that the transfer station is still slow. The trash is now going to Bethlehem N.H. because Maine passed a law that they will not accept trash from out of state. The next contract will be higher because it's a five-hour round trip.

Florio stated folks have asked about having a community compost at the dump. Justin responded he has thought about it but, the cons are it attracts turkey vultures and it's hard to police.

Police Chief reported on activity for the past two weeks. Some calls consisted of suspicious activity, welfare check, 3 VIN verification, couple of vehicle accidents, one attempted suicide, 3 lost property, vehicle stops primarily on Lake Rd and Rt. 153, two thefts, and two follow-ups.

Chief Mullen is suggesting that the detail rate be increased. He has messaged other departments to see what they are paying and he will put something together for the next meeting. The rate increase would bring the town in line with industry standards. Chief stated he has enough coverage for the Fourth of July holiday. One of the part-timers mentioned when they do a shift in Ossipee they get paid time and a half. Chief said most of the time it's he and Rich that covers the majority of the holidays so, it's not a problem. However, he would like additional help and he has to be competitive. He is doing a background check now on a new hire so he can start by the fourth.

He continued to report the department also served paperwork, assisted another agency, removed some

road hazards, one assault, one boating incident, two disturbances, one criminal threatening, and one civil standby.

Florio stated that she tried to call Chief Mullen but his voice mail was not set up. Chief Mullen responded that is not a mistake. He explained that he does not have voicemail because the calls need to go through dispatch. A brief discussion ensued.

Road Agent Scott Brooks – Scott handed out two quotes for the 5500 Chevy. One for Fairfield for \$31,900 and the other for Allied Equipment for \$37,720. Fairfield will only install the truck with a felt-driven clutch pump. Allied Equipment will install either the transmission mounted pump like we have or the clutch pump for more money. Because the dump body is coming off another truck the headboard is too low so Scott has a fabricator looking at it to see what can be done to raise the headboard. There is about a 28" gap between the front of the body and the back of the cab. It may be a good opportunity to have a fuel tank installed. After a brief discussion, Babb asked Scott who he recommends. Scott recommends going with Fairfield.

**Day made a motion to go with the Fairfield quote for the 5500 truck, motion seconded by Florio; Motion passed unanimously.**

The traffic lines are the only thing left to do on the Danforth Bridge project.

Scott said they will probably replace the culvert on Loon Lake Rd. next Tuesday after the holiday. Scott asked selectmen if the road could be closed while the work is being done. The project should only take a week. Youngs Hill will be the next project after Loon Lake Rd. is done.

The dump will be closed Monday.

**Personal Policy updates** are tabled until the next meeting.

### **Short Term Rentals**

Anne Cunningham and Carol McIntire were present to discuss the short-term rentals. The board was in agreement that the town should take the direction of regulating and restrict as opposed to eliminating them. Points discussed:

- The Town needs to know how many short-term rentals it has.
- What will it cost to hire somebody to enforce them?
- License fee?
- Define what is a short-term rental.
- Life safety
- Septic systems
- On-street parking
- Rooms and meals tax
- Who pays the fine the owner or the tenant?

Florio has researched some of the sites and she found 106 rentals in Freedom so far. She also looked at what other towns allow, some towns only allow so many permits a year and they renew the permit every year.

Other requirements towns have:

- It has to be posted in the house who is responsible for the building and phone numbers have to be registered with the police and fire so they know who to call and they have to respond in

30 minutes and have a resolution to the problem in 60 minutes or pay a fine.

- Each city had its own fine structure
- Bedrooms were defined and they had to have a certain size window.
- Require trash service and have a parking plan.
- Septic and fire certification that get turned in annually with the license fee.
- License revoked for violations.

Anne said her main question is where does the Board of Selectmen operate on this topic and where does the Planning Board Land Use operate? A zoning ordinance would cover intent and definition and standards to operate but she thinks the authority to issue a license would belong to the BOS (Board of Selectmen) and the enforcement. Babb said we need a definition of a short-term rental first. Licensing was briefly discussed and how restrictions can be put in the licensing.

Les stated the Planning Board can decide where the rentals can be allowed for example 10% of them can be on the water and how many times a year the house can be rented out. Les stated it was discussed at the Planning Board meeting that Hilton Hotel and some of the other big hotel chains are starting to buy houses for Airbnb. Discussion ensued around enforcement and how many times a year should a home be rented out, and licensing.

The Board of Selectmen and the Planning Board will work together to come up with ordinance language regarding short term rentals for the town to vote on at town meeting. Short-term rentals will be on the Planning Board agenda in July.

**Department Assignments**

It was agreed department assignments are no longer needed. Department heads can call selectmen if they need to regarding sensitive issues.

Scott reported Jim’s truck is at Advanced Diesel because it keeps throwing a code stationary regen. The engine may need to be replaced.

**Public Comment- None**

**Consent Agenda:**

Minutes – Selectmen’s Meeting – 6/14/21	Approved
Payroll Manifest – week ending 6/23/21	Approved
Accounts Payable Manifest – week ending 6/23/21	Approved

**Correspondence:**

Newsletter – N/A  
 Letter – N/A  
 E-mail – N/A

Being no further input, Florio made a motion to adjourn. Day seconded. All in favor, the motion passed.

The meeting adjourned at 8:00 PM.

Respectfully submitted,  
Stacy Bolduc, Administrative Assistant

Approved by the Board of Selectmen on \_\_\_\_\_:

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Leslie R. Babb

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Ernest F. Day, Jr.

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Melissa M. Florio